

# San Joaquin County Economic Forecast

San Joaquin County is the northernmost county in the San Joaquin Valley. It shares its western border with Alameda and Contra Costa Counties, its northern border with Sacramento County, and its southern border with Stanislaus County. The county's location makes it a hot spot for business, because it connects the San Joaquin Valley, Bay Area, and Sacramento Valley. The San Joaquin Valley is one of the fastest growing regions in California. San Joaquin County has a population of 653,300 people and over 217,400 wage and salary jobs. The per capita income in the county is \$25,050, and the average salary per worker is \$37,720.

Employment growth in the greater Northern California region was stagnant in 2004, due primarily to the weak Bay Area labor market. While employment in the Bay Area fell another 1 percent last year, employment in the San Joaquin Valley grew by 1.5 percent. In 2004, 2,800 total wage and salary jobs were created in San Joaquin County, representing a growth rate of 1.3 percent. Non-farm employment grew at a faster rate of 1.8 percent, adding almost 3,500 jobs. The unemployment rate dropped sharply in 2004 to 8.7 percent.

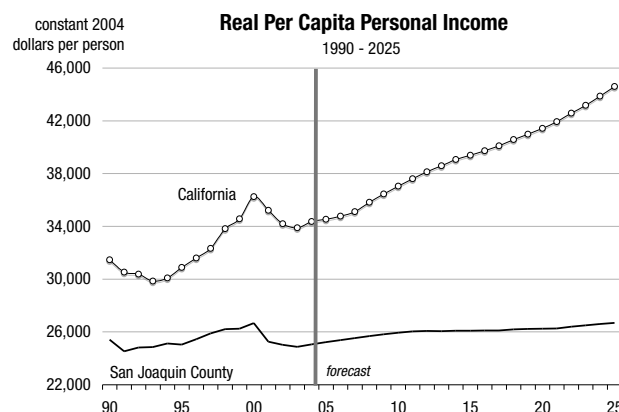
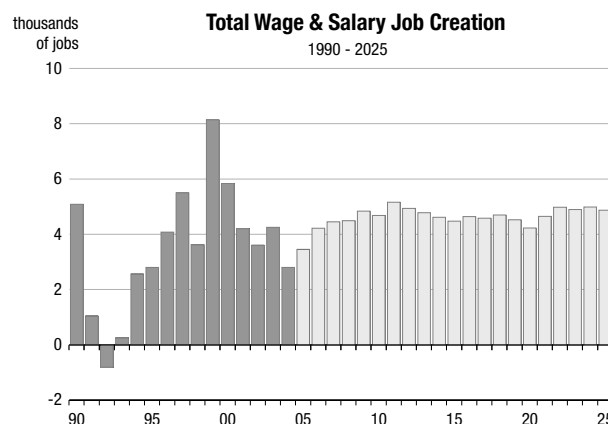
The principal sectors that are producing jobs in San Joaquin County are leisure services, professional services, education and healthcare services, and construction. The construction sector created the most new jobs in 2004, due to the large number of new homes being permitted in the county. Employment in manufacturing increased 2 percent in 2004.

Population growth remains over 3 percent per year in San Joaquin County. The fastest growing city in the county is Tracy, which grew 4.7 percent. The largest city in the county, Stockton, grew 2.9 percent last year. These communities are thriving from a growing population that currently commutes to the East Bay or Santa Clara County for work each day.

Employment and population growth will continue at healthy rates in San Joaquin County over the next several years because inland counties will dominate growth in the state due to the relative affordability and higher production of housing.

## Forecast Highlights

- Non-farm job growth is forecast to remain at 1.8 percent in 2005. Job growth is expected to increase over the next five years, averaging 2.1 percent per year.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the foreseeable future. Real average salaries are forecast to rise an average of 1.2 percent per year over the next 5 years.
- Between 2005 and 2010, employment growth will be led by job creation in professional services, transportation, retail



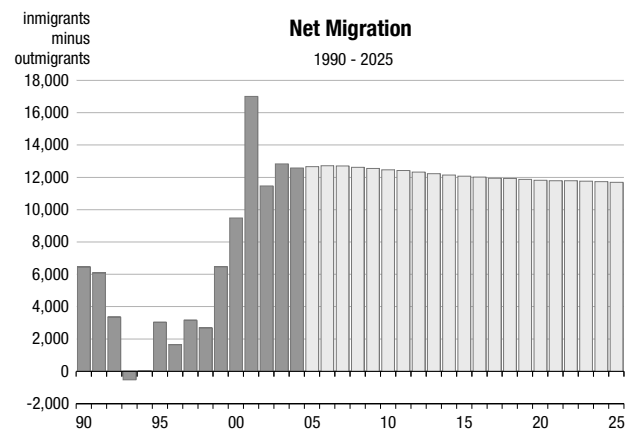
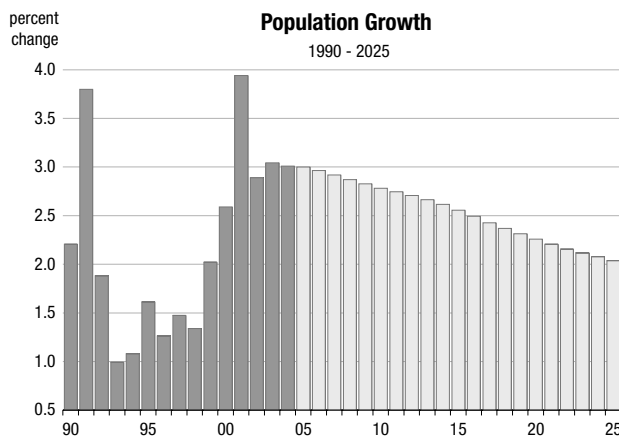
trade and government. These sectors account for 68 percent of all jobs created in the county over the next five years.

- The population will continue to grow at a rapid rate in the county. Annual growth in the 2005 to 2010 period averages 2.9 percent per year. Average growth in the state during this same period is 1.5 percent per year.
- Net migration will increase slightly to 12,700 people in 2005. Over the next five years net migration is expected to remain at this annual average—about 12,600 net migrants—entering the county each year.
- Real per capita incomes increase at a rate of 0.7 percent in 2005, and remain at this rate of increase over the next five years.
- Industrial production is forecast to increase 2.0 percent in 2005. Over the next five years as the growth of industry accelerates, total production is forecast to increase 5.1 percent per year.

# San Joaquin County Economic Forecast

## 1995-2004 History, 2005-2025 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1995	522,100	3,030	402.6	169.5	2,321	\$4.2	\$10.0	\$25,046	2.0	1,604	2.90	12.4
1996	528,700	1,657	407.7	171.3	2,409	\$4.4	\$10.5	\$25,438	2.3	1,731	3.03	11.2
1997	536,500	3,162	388.3	173.4	2,475	\$4.7	\$11.2	\$25,894	3.4	1,844	3.16	10.7
1998	543,700	2,700	414.5	175.1	3,229	\$5.1	\$11.9	\$26,202	3.2	1,575	3.23	10.6
1999	554,700	6,478	434.6	177.5	4,046	\$5.8	\$12.6	\$26,245	4.2	1,559	3.59	8.8
2000	569,064	9,496	454.1	181.6	5,323	\$6.6	\$13.8	\$26,670	4.5	1,488	3.94	8.9
2001	591,493	17,015	477.0	184.6	4,399	\$7.0	\$14.3	\$25,263	5.4	1,454	3.49	8.9
2002	608,594	11,467	509.2	189.5	6,280	\$7.3	\$14.8	\$25,030	1.6	1,395	3.49	10.0
2003	627,124	12,836	515.6	193.5	6,952	\$7.7	\$15.4	\$24,873	1.8	1,512	3.82	10.1
2004	646,007	12,584	531.0	199.3	6,886	\$8.1	\$16.2	\$25,049	1.2	1,508	3.99	8.7
2005	665,390	12,671	548.1	207.1	6,979	\$8.8	\$17.3	\$25,222	1.7	1,512	4.07	8.6
2006	685,115	12,723	566.0	214.3	7,037	\$9.4	\$18.4	\$25,374	2.7	1,506	4.20	8.6
2007	705,116	12,711	584.7	221.5	6,881	\$10.0	\$19.5	\$25,525	2.6	1,503	4.43	8.6
2008	725,363	12,633	604.0	228.6	6,769	\$10.6	\$20.6	\$25,688	2.6	1,493	4.68	8.4
2009	745,883	12,564	623.9	235.6	6,539	\$11.3	\$21.8	\$25,827	2.5	1,512	4.95	8.4
2010	766,644	12,477	644.1	242.3	6,429	\$11.9	\$23.1	\$25,944	2.7	1,512	5.22	8.4
2011	787,707	12,426	664.5	248.9	6,212	\$12.6	\$24.4	\$26,034	2.7	1,520	5.51	8.3
2012	809,030	12,327	684.7	255.3	6,034	\$13.3	\$25.7	\$26,070	2.8	1,523	5.78	8.1
2013	830,584	12,232	705.0	261.5	5,893	\$14.0	\$27.1	\$26,063	2.9	1,525	6.06	7.8
2014	852,311	12,150	725.2	267.6	5,747	\$14.8	\$28.6	\$26,088	2.9	1,526	6.34	7.7
2015	874,103	12,075	745.5	273.5	5,623	\$15.5	\$30.2	\$26,082	3.1	1,525	6.59	7.7
2016	895,899	12,019	765.8	279.3	5,592	\$16.3	\$31.8	\$26,112	3.0	1,523	6.86	7.7
2017	917,648	11,958	786.1	285.1	5,544	\$17.1	\$33.4	\$26,115	2.9	1,520	7.13	7.8
2018	939,385	11,932	806.5	290.8	5,480	\$17.9	\$35.2	\$26,185	2.7	1,513	7.43	7.8
2019	961,120	11,884	826.9	296.4	5,380	\$18.7	\$37.0	\$26,231	2.8	1,509	7.70	7.7
2020	982,834	11,825	847.4	302.0	5,368	\$19.5	\$38.8	\$26,237	2.7	1,508	7.97	7.7
2021	1,004,514	11,801	868.2	307.5	5,341	\$20.4	\$40.6	\$26,266	2.6	1,509	8.24	7.5
2022	1,026,184	11,794	889.3	313.0	5,331	\$21.3	\$42.7	\$26,391	2.6	1,511	8.49	7.4
2023	1,047,912	11,774	910.8	318.5	5,413	\$22.2	\$44.9	\$26,501	2.7	1,512	8.74	7.4
2024	1,069,715	11,743	932.7	324.1	5,439	\$23.2	\$47.1	\$26,600	2.7	1,514	9.01	7.3
2025	1,091,537	11,699	955.0	329.7	5,504	\$24.2	\$49.4	\$26,682	2.7	1,515	9.26	7.2



# San Joaquin County Employment Forecast

## 1995-2004 History, 2005-2025 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1995	175.4	15.1	6.5	22.8	9.8	26.8	8.1	11.8	2.54	19.6	13.3	33.7
1996	179.5	16.0	6.8	23.3	10.2	27.1	8.1	12.7	2.51	20.1	13.6	33.6
1997	185.0	17.6	7.8	23.1	10.5	27.6	8.3	13.9	2.50	20.3	13.3	34.3
1998	188.6	17.1	8.8	22.9	10.5	28.1	8.2	15.0	2.52	21.2	13.7	34.8
1999	196.7	18.1	10.5	23.8	11.6	28.8	8.4	16.1	2.73	21.5	13.8	35.6
2000	202.6	16.7	11.6	24.7	11.7	30.0	8.5	16.8	3.01	22.0	14.4	37.0
2001	206.8	15.7	13.2	22.5	12.3	31.3	8.9	16.9	3.25	22.3	15.3	38.8
2002	210.4	15.9	13.5	20.8	12.7	32.0	9.4	17.3	3.09	23.2	15.9	40.1
2003	214.6	16.6	14.4	20.4	13.4	33.1	9.9	17.8	2.89	23.9	16.4	39.5
2004	217.4	15.9	15.2	20.8	13.4	33.8	9.6	18.6	2.78	24.4	17.0	39.4
2005	220.9	15.6	15.9	20.7	13.7	34.6	9.7	19.4	2.82	24.7	17.6	39.5
2006	225.1	15.5	16.4	20.8	14.3	35.6	9.9	20.1	2.86	25.1	18.1	39.8
2007	229.6	15.5	16.6	20.8	15.0	36.6	9.9	20.9	2.91	25.4	18.7	40.4
2008	234.1	15.4	16.5	20.7	15.8	37.5	10.0	21.7	3.00	25.6	19.3	41.3
2009	238.9	15.4	16.2	20.7	16.6	38.4	10.0	22.6	3.10	25.8	19.8	42.4
2010	243.6	15.5	15.9	20.7	17.5	39.2	10.2	23.6	3.20	26.1	20.4	43.4
2011	248.8	15.5	15.7	20.9	18.3	40.1	10.3	24.6	3.31	26.7	20.9	44.3
2012	253.7	15.5	15.4	20.9	19.2	40.9	10.4	25.7	3.41	27.4	21.5	45.2
2013	258.5	15.5	15.1	20.9	20.0	41.6	10.6	26.7	3.50	28.2	22.1	46.0
2014	263.1	15.5	14.9	20.8	20.7	42.3	10.7	27.6	3.59	29.1	22.6	46.8
2015	267.6	15.5	14.6	20.7	21.5	43.0	10.9	28.5	3.66	30.0	23.2	47.5
2016	272.2	15.5	14.4	20.8	22.2	43.6	11.0	29.2	3.73	31.0	23.7	48.3
2017	276.8	15.5	14.3	20.8	22.9	44.2	11.2	29.8	3.80	32.0	24.2	49.1
2018	281.5	15.5	14.3	20.8	23.5	44.8	11.3	30.3	3.86	33.1	24.8	50.0
2019	286.0	15.4	14.1	20.8	24.2	45.4	11.4	30.8	3.93	34.1	25.3	51.0
2020	290.3	15.4	14.0	20.7	24.8	46.0	11.6	31.3	3.98	35.2	25.9	51.8
2021	294.9	15.4	14.1	20.8	25.4	46.6	11.7	31.8	4.04	36.3	26.4	52.7
2022	299.9	15.4	14.1	21.0	26.0	47.2	11.8	32.2	4.09	37.3	27.0	53.7
2023	304.8	15.4	14.2	21.2	26.6	47.9	12.0	32.6	4.14	38.4	27.5	54.7
2024	309.8	15.5	14.3	21.5	27.1	48.5	12.1	33.1	4.21	39.4	28.0	55.7
2025	314.7	15.5	14.4	21.7	27.7	49.2	12.3	33.5	4.27	40.4	28.6	56.6

